

WARRANTY DEED

THIS INDENTURE, made and entered into this **27th** day of **July, 2009**, by and between **Ivia R. Malone, a married person**, party of the first part, and **Minesh Patel and Jagruti Patel**,
as tenants by the entirety with rights of survivorship and not as tenants in common, parties of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said parties of the second part the following described real estate, situated and being in the City of **Southaven**, County of **DeSoto**, State of **Mississippi**.

Lot 145 of Section B, Belle Pointe Subdivision, Section 3, Township 2 South, Range 7 West, according to the plat thereof as recorded in Plat Book 77, Page 5, of the Office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to Grantor(s) herein as shown in Warranty Deed of Record in Book 552, page 775 in said Chancery Clerk's Office.

Parcel #: 2072-0304.0-00145.00

Rodrick W. Gaston, joins in the execution of this deed for the sole purpose of relinquishing any right, title, or interest he may have in the above captioned property by virtue of his marriage to Ivia R. Malone.


TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

Subdivision restrictions, building lines and easements of record, and any subsequent years taxes not yet due and payable,

and that the title and quiet possession thereto he/she will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

*giffin
Clift* 

WITNESS the signature of the party of the first part the day and year first above written.

Ivia R. Malone
Ivia R. Malone

Rodrick W. Gaston
Rodrick W. Gaston

STATE OF TENNESSEE, COUNTY OF SHELBY

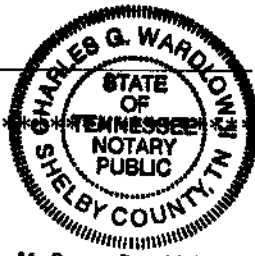
Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ivia R. Malone*** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same for the purposes therein contained.

*and Rodrick W. Gaston

WITNESS my hand and Notarial Seal at office this 27th day of July, 2009.

[Signature]
Notary Public

My commission expires: _____



My Comm. Exp. 11-21-12

Property address: **5285 Meadow Pointe Drive**
Southaven, Mississippi 38672

Grantor's address **3069 Park Avenue**
Memphis, TN 38111
 Phone No.: **901-751-7955**
 Phone No.: **N/A**

Grantee's address **5285 Meadow Pointe Drive**
Southaven, Mississippi 38672
 Phone No.: **(901) 752-1133**
 Phone No.: **N/A**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Minesh Patel
5285 Meadow Pointe Drive
Southaven, Mississippi 38672

This instrument prepared by:

Southern Trust Title Company
6465 Quail Hollow, Suite #401
Memphis, TN 38120
(901) 751-7955

File No.: **2156075**

~~Return to:~~

~~**Southern Trust Title Company**~~
~~**6465 Quail Hollow, Suite #401**~~
~~**Memphis, TN 38120**~~

(FOR RECORDING DATA ONLY)

RECORD & RETURN TO:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
ATTORNEYS AT LAW
6489 Quail Hollow, Suite 100
Memphis, TN 38120
F2177772 15